

**LAND SUBDIVISION COMMITTEE MEETING**  
**June 7, 2012**

**Members**

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Gregg Humphrey

Steve Stewart

Nate Bottom

Steve Hall

Matt McLaughlin

Rick Weber

Paul O'Shea

Lori Williams

Cyndi Knowles

Brian Davis

Roleen Thoele

Kenneth Springs

**Others**

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Jay Jessen

Gina Fuhrmann

Dan Mlacnik

IDOT Representative

Josh Collins

Brian Martin

Grady Chronister

Steve Walker

HSK Estates or Pleasant Park  
Subdivision Representative

Tim Landis

**Staff**

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Joe Zeibert

Steve Keenan

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION  
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 2003-02

CENSUS TRACT # 2.01

**NAME OF SUBDIVISION:** Jefferson Crossing – Location & Sketch Map and Variance Sec. 153.157(L) – Restriction of Access

**JURISDICTION:** City

**DATE OF MEETING:** June 7, 2012

**OWNER:** Qik-N-EZ, Grady Chronister

**ENGINEER:** Fuhrmann Engineering

**DESCRIPTION:** Pt. SW ¼ and the SE ¼, Sec. 19, T16N, R5W (Northeast corner of Winch Road and Jefferson Street)

44.2    **Acres**       19       **Lots**

**MOTION TO RECOMMEND:**

Approve a Variance of Section 153.157(L) – Restriction of Access – to allow three access points along Winch Road.	Approve the Location and Sketch Map, Subject To
BY: Kenneth Springs	Nate Bottom
2 <sup>ND</sup> BY: Paul O'Shea	Matt McLaughlin
VOTE: Passed with one present vote	Passed with one present vote

Jay Jessen (accompanied by Gina Fuhrmann) presented the location and sketch map and variance. He said the plan was the same as presented in previous years for Jefferson Crossing subdivision. He said Chronister is the current owner of record.

Joe Zeibert, Regional Planning Commission, said staff recommends approval of the location and sketch map. He said all essential services are available to serve the site. Zeibert said there was also a variance requested for Section 153.157(L) to allow three access points along Winch Road, one south of Amherst and two north of Amherst. He said staff recommends approval with the final location and number of access points determined by the traffic study as approved by the City Traffic Engineer.

Zeibert said the traffic study will need to be updated and approved to determine the modifications that are needed for the existing roadway system before the preliminary plan can be submitted for review by the Land Subdivision Committee. He said the study should detail the public street improvements that are necessary to mitigate proposed traffic being generated by the development. Zeibert said extensive mitigation was required as part of the previously approved traffic study due to the existing site constraints. He said the development will need to obtain all of the necessary approvals and permits necessary to meet the floodplain regulations

before the preliminary plan can be submitted for review by the Land Subdivision Committee. Zeibert said any relocation cost of CWLP electric facilities will be done at the developer's expense. He said the removal of all surface debris not classified as clean fill as defined in the IEPA Environmental Protection Act Sec. 3.78A shall be removed and covered with a minimum of 12" of topsoil. Zeibert said notification to the Sangamon County Public Health Department 48 hours prior to clean up will be required so the department may monitor the clean-up efforts.

Zeibert said the applicant shall submit a list of officers for Qik-N-EZ, LLC. He said the applicant shall remove the first note since the property has been annexed to the City of Springfield. Zeibert said the applicant shall add a scale to the location map. He said the applicant shall show and dimension the existing utility lines, that is water and gas, to serve the area. Zeibert asked who is the subdivider. Jessen said the subdivider cannot be named right now. Zeibert asked when the conveyance of the property would occur to the new subdivider, to which Jessen replied this month or next month. Zeibert asked if Chronister is the current owner, to which Jessen said yes he is the current owner. Zeibert asked how much acreage is in the compensatory storage basin. Jessen said there is approximately 28 acres in Lot 19. He said approximately six to seven acres are above the floodplain. Jessen said about twenty acres were in the compensatory storage on Lot 19. Zeibert asked if this was minus the fill area, to which Jessen said yes. Zeibert asked if the applicant checked with the Park District to ensure they are okay with accepting part of the development as a park. Jessen said there have been discussions with Mike Stratton [Springfield Park District]. Zeibert said he talked to Mike Stratton with the Park District and that a letter was sent but that Stratton would like to sit and discuss the development with the applicant. Jessen said the new investor wants to meet with the Park District and move forward with a grant application. Zeibert asked if the intent was to deed the land over to the park district when the project was complete, to which Jessen replied yes. Zeibert asked whether the zoning shown on the sketch map was existing and proposed. Jessen said to the best of his knowledge that was the zoning obtained by the applicant five years ago. Zeibert asked if this was the zoning which the applicant wants to continue, to which Jessen replied yes. Jessen stated the applicant is working with IDOT on signal warrants for Qik-N-EZ and McDonald's. Lori Williams, City Traffic Engineer, said Dan Mlacnik with IDOT was present.

Gregg Humphrey, Springfield Metro Sanitary District, said he would vote present on the project due to a conflict of interest.

Rick Weber, Springfield Fire Department, said the applicant shall verify the turning radius/diameter of the turnaround. Jessen said he thought the radius would be 44' to the back of the gutter, to which Weber said the diameter must be 90' according to code.

Matt McLaughlin, Springfield Building and Zoning Department, had no comments.

Paul O'Shea, Office of Planning and Economic Development, said he appreciated the applicant working with the Park District on the site.

Lori Williams, City Traffic Engineer, had no comments.

Nate Bottom, Office of Public Works, said the applicant shall label Lot 19 as a 1000 series lot since it will be an open space area. Jessen asked about the right of way area and Bottom said the appropriate amount of right of way would be required to be dedicated to IDOT. Bottom said improvements would be required to Winch Road and would be addressed by the traffic study. He said drainage improvements will be required for this project as well.

Brian Davis, Sangamon County Highway Department, had no comments.

Steve Stewart, CWLP-Water, said there was adequate water capacity to serve the area.

Roleen Thoele, CWLP-Electric, had no comments.

Kenneth Springs, citizen member, asked if the sanitary sewer was adequate for the site. Humphrey said there was a 24" sewer in front. Jessen said the sewer that served the strip mall would be moved near Winch Road. Humphrey said the sewer runs to the east of Veterans Parkway where it runs into a 72" pipe and a 96" interceptor sewer pipe.

Cyndi Knowles, Sangamon County Zoning Administrator, had no comments.

Steve Hall, Sangamon County Department of Public Health, asked if the developer would aerate the ponds, to which Jessen said yes. Hall asked if the park land would go to the Park District. Jessen said the Park District plans to take over the park site. He said the pond would be small but 10-15' deeper than Washington Park. Hall said this area has a high concentration of mosquitoes. Jessen said he thought the pond would have at least two aerators.

Kenneth Springs moved to approve a variance of Section 153.157(L) – Restriction of Access – to allow three access points along Winch Road, one south of Amherst and two north of Amherst. Nate Bottom asked if an amendment could be made to the motion to approve the variance subject to the traffic study. Humphrey said the amendment was accepted. Paul O'Shea seconded the motion and the motion passed with Gregg Humphrey voting present.

Nate Bottom moved to approve the location and sketch map, subject to:

- (1) Submitting a list of officers for Qik-N-EZ;
- (2) Removing the first note from the LSM;
- (3) Adding a scale to the location map;
- (4) Showing and dimensioning the existing lines (e.g. water and gas) to serve the area;
- (5) Verifying the diameter of the turnaround; and,
- (6) Labeling Lot 19 as a 1000 series lot.

Matt McLaughlin seconded the motion and the motion passed with Gregg Humphrey voting present.

**Gregg Humphrey asked the engineer if the subject to's were understood. The engineer stated that they were understood.**

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION  
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

**FILE NO.** 2012-06

**CENSUS TRACT #** 24

**NAME OF SUBDIVISION:** HSK Estates – Location & Sketch Map and Variance Sec.  
153.145.1 – Adjacent Substandard Roadway Improvement  
Agreement and Security

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**JURISDICTION:** City

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**DATE OF MEETING:** June 7, 2012

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**OWNER:** Todd Byers

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**ENGINEER:** Martin Engineering

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**DESCRIPTION:** Pt. NW ¼, Sec. 1, T15N, R5W (Northeast corner of Old Rochester  
Road and Dirksen Parkway)

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2.19    **Acres**        2        **Lots**

**MOTION TO RECOMMEND:**

Approve a Variance of Section 153.145.1–Adjacent substandard Roadway Improvement Agreement and Security – for that portion of the development located along Old Rochester Road as identified on the Arterial Roadway Network Plan	Approve the Location and Sketch Map, Subject To
BY: Nate Bottom	Nate Bottom
2 <sup>ND</sup> BY: Brian Davis	Steve Stewart
VOTE: Approve	Approve

Steve Walker presented the location and sketch map and variance. He said the variance request was for the portion of Old Rochester Road that extends to the east of Dirksen Parkway and appears to be abandoned.

Joe Zeibert, Regional Planning Commission, said staff recommends approval of the location and sketch map. He said all essential services are available to serve the site and the development is in accord with the 2020 Springfield Comprehensive Plan. He said there was a variance of Section 153.145.1, the Adjacent Substandard Roadway Improvement Agreement and Security for that portion of the development located along Old Rochester Road as identified on the Arterial Roadway Network Plan. Zeibert said staff recommends approval of the variance request. He said Old Rochester Road used to function as an access point into the City of Springfield from the east. Zeibert said once the interstate was constructed, Old Rochester Road was disconnected, and the main access point was relocated to the north as an extension of Illinois Route 29 was completed. He said Old Rochester Road was eventually abandoned and currently does not function as a major arterial, since most of the road to the east of Dirksen

Parkway does not exist today. Zeibert said even though the extension of Old Rochester Road is identified on the Arterial Roadway Network Plan it has not been identified within the 2020 Springfield Comprehensive Plan as well as any long range plans approved by the Springfield Area Transportation Study, the local transportation body since the 1960s.

Zeibert said the approximate location of the access easements shall be identified on the location and sketch Map. He said a site development plan will be required for Lot 1 before a building permit can be issued. Zeibert said a parking plan is needed to determine if sufficient parking is available for each site. He said any relocation costs of CWLP electric facilities will be done at the developer's expense. Zeibert said there is ample water system capacity to serve the proposed development. He said the water mains in the area consist of a 20" transmission main along Dirksen Parkway and a 10"/6" main located along Old Rochester Road. Zeibert said the development should be served off of the existing main along Old Rochester Road.

Zeibert said the applicant shall add the right of way widths for Old Rochester Road and Dirksen Parkway. He said the applicant shall show the electric lines that will serve the proposed area. Zeibert said the applicant shall show the alignment of Old Rochester Road across Dirksen. He said the applicant shall submit a list of officers for Todd Byers, LLC. Zeibert asked if the existing building be demolished. Walker said the existing building will remain. Walker said Byers is the owner and that he would add a subdivider. He said the subdivider will own the property in the future and the subdivider is going through due diligence at this time. Walker said a different list of officers will be presented then for Byers.

Gregg Humphrey, Springfield Metro Sanitary District, had no comments since the location map showed the sewer extension.

Rick Weber, Springfield Fire Department, had no comments.

Matt McLaughlin, Springfield Building and Zoning Department, said the parking plan was covered in the Regional Planning Commission comments.

Paul O'Shea, Office of Planning and Economic Development, had no comments.

Lori Williams, City Traffic Engineer, said the applicant shall show the centerline of Old Rochester Road on the location and sketch map. She said Lot 1 shall go through the site development plan process. Williams said the applicant shall include approximate access easement locations. She asked whether to discuss the variance now as well, to which the reply was yes. Williams said the City reviews the arterial variances on an individual basis. She said the City has never approved a variance request like this before. Williams said the City researched the historical data, Comprehensive Plans, and with IDOT. Williams said the variance is not written properly. She said the arterial shown has a 120' of right of way that cuts through the property. Williams said the road is not included in the IDOT I-55 six lane plan and for this reason the City staff is supporting the variance. She said that supporting this variance does not mean the City negates any road improvements that would be needed for traffic flow and the proper function of Old Rochester Road to the subdivision.

Nate Bottom, Office of Public Works, asked where the storm water management would be located. Walker said topography was shot and the location would be included with the preliminary plan. Bottom said there was no area designated for storm water management on the location and sketch map. He asked whether there would be individual lots or an easement. Walker said he thought there was area in the back and that he thought the drainage was to the east. Bottom asked whether there would be ample area to provide storm water detention. Walker said the site is mainly paved now and he did not think there would be a need for a great amount of detention space. Bottom asked whether sanitary sewer easements would be required. Humphrey said he thought the easements would have to be located along the old right

of way for Old Rochester Road. Walker said the sewer is on the lot to the south. Humphrey said the applicant will need to obtain easements. Bottom said the IDOT I-55 six lane plans do not contemplate another underpass or overpass for Old Rochester Road at this location. He said this is why City staff is supporting the variance request.

Brian Davis, Sangamon County Highway Department, had no comments.

Steve Stewart, CWLP-Water, had no comments.

Roleen Thoele, CWLP-Electric, had no comments.

Kenneth Springs, citizen member, had no comments.

Cyndi Knowles, Sangamon County Zoning Administrator, had no comments.

Steve Hall, Sangamon County Department of Public Health, had no comments.

Nate Bottom moved to approve a variance of Section 153.145.1 – Adjacent Substandard Roadway Improvement Agreement and Security – for that portion of the development located along Old Rochester Road as identified on the Arterial Roadway Network Plan. Brian Davis seconded the motion and the vote was unanimous.

Nate Bottom moved to approve the location and sketch map, subject to:

- (1) Identifying the approximate access easement locations on the location & sketch map;
- (2) Adding right of way widths for Old Rochester Road and Dirksen Parkway;
- (3) Submitting a parking plan to determine if adequate parking will be available;
- (4) Showing the electric lines that will serve the proposed area;
- (5) Showing the alignment of Old Rochester Road across Dirksen;
- (6) Submitting a list of officers; and,
- (7) Showing the centerline of Old Rochester Road.

Steve Stewart seconded the motion and the vote was unanimous.

**Gregg Humphrey asked the engineer if the subject to's were understood. The engineer stated that they were understood.**

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION  
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

**FILE NO.**    2012-05

**CENSUS TRACT #**    16

**NAME OF SUBDIVISION:**    Schnucks East – Variance Sec. 153.145.1 – Adjacent  
Substandard Roadway Improvement Agreement and Security

**JURISDICTION:**    City

**DATE OF MEETING:**    June 7, 2012

**OWNER:**    JC Penney Corp, Inc.

**ENGINEER:**    Martin Engineering

**DESCRIPTION:**    Pt. SW 1/4 , Sec. 36, T16N, R5W (Southwest corner of Singer  
Avenue and Dirksen Parkway)

11.25    **Acres**    2    **Lots**

**MOTION TO RECOMMEND:**    Withdrawn

**BY:**    \_\_\_\_\_

**2<sup>ND</sup> BY:**    \_\_\_\_\_

**VOTE:**    \_\_\_\_\_

Gregg Humphrey said the variance request was withdrawn from the agenda.



**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION  
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 1991-10

CENSUS TRACT # 36.04

<b>NAME OF SUBDIVISION:</b>	Pleasant Park – 3 <sup>rd</sup> Addition – Partial Plat of Vacation
<b>JURISDICTION:</b>	City
<b>DATE OF MEETING:</b>	June 7, 2012
<b>OWNER:</b>	Pleasant Nursery, Inc
<b>ENGINEER:</b>	Martin Engineering
<b>DESCRIPTION:</b>	Lots 1A and 1B – Pt. NE ¼ and the NW ¼, Sec. 14, T15N, R6W (West side of Pleasant Run, south of Wabash Avenue)
	0.26 <b>Acres</b> 2 <b>Lots</b>
<b>MOTION TO RECOMMEND:</b>	Approve, Subject To
<b>BY:</b>	Nate Bottom
<b>2<sup>ND</sup> BY:</b>	Brian Davis
<b>VOTE:</b>	Unanimous

Steve Walker presented the partial plat of vacation. He said currently there is a 70' easement along the western part of platted Lots 1A and 1B. Walker said the applicant requests the eastern 20' of the easement to be vacated. He said Robert's Automotive has purchased the property and will submit a site development plan in the future. Walker said there are currently some guy wires for a large utility pole along Wabash Avenue. He said there have been discussions with CWLP about removing the guy wires and replacing them with a free standing pole. Walker said he proposes vacating the east 10' of the easement now and then vacating the western 10' after agreements are in place to replace the pole.

Joe Zeibert, Regional Planning Commission, said the applicant shall identify the condominium owners on the plat. He said the applicant shall submit an association's sign-off for the easement vacation. Zeibert said the applicant shall submit a list of officers for Pleasant Nursery. He said the applicant shall show the right of way width for Wabash Avenue.

Gregg Humphrey, Springfield Metro Sanitary District, had no comments.

Rick Weber, Springfield Fire Department, had no comments.

Matt McLaughlin, Springfield Building and Zoning Department, had no comments.

Paul O'Shea, Office of Planning and Economic Development, had no comments.

Lori Williams, City Traffic Engineer, had no comments.

Nate Bottom, Office of Public Works, said the applicant must submit an association sign-off for the plat.

Brian Davis, Sangamon County Highway Department, had no comments.

Steve Stewart, CWLP-Water, had no comments.

Roleen Thoele, CWLP-Electric, said CWLP has no problem with vacating 20' of the easement based on payment and relocation of the guy wires. She said CWLP wants to retain the western 10', but will allow the eastern 10' to be vacated now. Thoele said this will allow the site plan to proceed. She said the western 10' will remain in the easement until payment for the guy wires is made. Humphrey asked whether another vacation plat will be required. Zeibert asked if a fee was associated with the guy wire relocation, to which Thoele said yes. He asked if the fee was large, to which Thoele said yes. Thoele said there is a chance the applicant would choose not to pay it. She said CWLP would want to retain the west 10' of the easement if payment is not made. Humphrey asked if the approval could be made subject to payment of the fee. Walker said the building can be built without removing the guy wire. He said the building can be built with the eastern 10' but then there is an aesthetic issue about the guy wire. Walker said the applicant wants to continue with approval of the site development plan prior to the guy wire being removed. Humphrey asked if you can legally have a guy wire located within the proposed distance to the building, to which Thoele said yes. Humphrey said there may not be a way to facilitate this proposal. Zeibert asked when the estimate will be prepared. Thoele replied by the end of the month. Zeibert asked if the future site plan will be constructed where the guy wire is located. Walker said the building will miss the guy wire.

After discussion about options regarding the building, the guy wire, and the easement, Walker said the applicant wanted to vacate the east 10' of the easement today and vacate the western 10' subject to payment for removal of the guy wire. Humphrey said if the guy wire is not removed it could be a traffic obstruction for the parking lot. Walker said it may be, but no site development plan has yet been submitted. Humphrey said he thought vacating the western 10' would require the developer to come back through the Land Subdivision Committee. Stewart said if the guy wires are removed from the western 10' of the easement, the aesthetic issue is removed and the easement could remain.

Nate Bottom said the applicant did not need to vacate the western 10' of the easement. Walker said he was also vacating the easement on Lot 1A since there was no way to predict what may be built on the southern remainder of Lot 1A. Discussion followed amongst Bottom, Williams, and Walker regarding options for vacating the easement. Humphrey asked for more comments.

Kenneth Springs, citizen member, said he was trying to figure out the resolution of the problem. He asked if the guy wire will be removed or if the building will be constructed while the guy wire remained. Walker said the applicant is requesting the vacation of the eastern 10' of the easement. Humphrey asked if the building would lie within the eastern 10' of the easement, to which Walker replied yes.

Cyndi Knowles, Sangamon County Zoning Administrator, had no comments.

Steve Hall, Sangamon County Department of Public Health, had no comments.

Gregg Humphrey asked for a motion. Kenneth Springs moved to approve the partial plat of vacation, subject to. Humphrey asked how Springs wanted to proceed. He asked Springs if he wanted it subject to a 10' and a 10'. Springs replied a 10' and a 10'. Walker said he wanted

to remove the western 10' from the partial plat of vacation for Lot 1B but not for Lot 1A. He said the guy wires are at the north end of the property and that there was no purpose not to vacate the 20' along Lot 1A to the south. Humphrey clarified the easement comes through two lots and the applicant wants to remove the entire 20' along the south lot [Lot 1A] while removing only the eastern 10' from the north lot [Lot 1B]. Springs asked if the applicant would come back for the other 10' not included in the partial plat of vacation. Walker said the applicant would return if the applicant still wants the western 10' vacated. Zeibert asked for further clarification. Humphrey said he believed the way the applicant wanted the motion was to vacate the entire 20' along Lot 1A and the east 10' along Lot 1B. Bottom asked for a moment to discuss how to word the motion. After some discussion, Bottom asked for the motion to be withdrawn. Springs withdrew his motion.

Nate Bottom moved to approve vacating the 20' shown on the partial plat of vacation, if the applicant accepts paying CWLP to remove the guy wire, or if the payment is not provided to CWLP, to vacate the eastern 10' of the easement and to adjust the legal description on the partial plat of vacation accordingly.

Zeibert said the plat would not go forward for thirty days because the estimate to remove the guy wire would not be available until the end of June. Bottom said the plat will not proceed to Council until the corrected partial plat of vacation, if needed, was presented. Walker asked if the applicant could revert to the "or" in the motion if necessary. Bottom said yes this was possible, so long as the subject tos are met. Davis asked about removing 20' from the easement along Lot 1A and splitting the easement 10' and 10' along Lot 1B. Bottom said he would amend his motion.

Walker said he thought the consensus was to approve vacating all 20' along Lot 1A and the eastern 10' along Lot 1B or to vacate all 20' while including language about payment to have the guy wire removed. Bottom said he would modify his recommendation.

Nate Bottom moved to approve the Partial Plat of Vacation, subject to:

- 1) Vacating all 20' of the easement along Lot 1A and the eastern 10' of the easement in Lot 1B as well as the western 10' of the easement in Lot 1B contingent upon CWLP receiving payment to remove the guy wire;
- 2) Identifying the condominium owners on the plat;
- 3) Submitting an association sign-off for the easement vacation;
- 4) Submitting a list of officers for Pleasant Nursery; and,
- 5) Showing the right of way width for Wabash Avenue.

Brian Davis seconded the motion and the vote was unanimous.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION  
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 2012-02  
(Lq Sc)

CENSUS TRACT # 30

**NAME OF SUBDIVISION:** The Unit-A Mini Storage Facility – Large Scale Development Plan

**JURISDICTION:** City

**DATE OF MEETING:** June 7, 2012

**OWNER:** Curtis Trampe

**ENGINEER:** Greene & Bradford, Inc.

**DESCRIPTION:** Pt SE ¼, Sec. 22, T15N, R5W – West side of Rodger Street, north of Southwind Road

2.906   **Acres**   1   **Lots**

**MOTION TO RECOMMEND:** Approve, Subject To

**BY:** Nate Bottom

**2<sup>ND</sup> BY:** Roleen Thoele

**VOTE:** Approve, Subject To

Brian Martin presented the large scale development plan.

Joe Zeibert, Regional Planning Commission, asked whether the area along the western edge as shown on the landscape plan was a berm. He asked if there were trees located within the detention area. Nate Bottom said it appeared that there were trees in the detention area and that the tree locations must be moved so they do not obstruct any flow lines.

Gregg Humphrey, Springfield Metro Sanitary District, had no comments.

Rick Weber, Springfield Fire Department, had no comments.

Matt McLaughlin, Springfield Building and Zoning Department, had no comments.

Paul O'Shea, Office of Planning and Economic Development, asked whether a landscape architect was used. Martin replied the landscape plan was done in-house. O'Shea said using a landscape architect is a good practice with larger site landscape plans.

Lori Williams, City Traffic Engineer, said the applicant must add an accessible space sign detail to the plans.

Nate Bottom, Office of Public Works, said the serviceberry plantings are obstructing the flow inlets and shall be moved. He said there is a new erosion control permit process, and that the applicant shall submit a SWPPP and an NOI to the Public Works Department.

Brian Davis, Sangamon County Highway Department, had no comments.

Steve Stewart, CWLP-Water, had no comments.

Roleen Thoele, CWLP-Electric asked whether the serviceberries are a tree or a bush. Martin said they were a tree. Thoele said the applicant must consider the height of the trees near the overhead electric lines along the west property line. Martin said that was considered and he did not think the serviceberries would be too tall.

Kenneth Springs, citizen member, had no comments.

Cyndi Knowles, Sangamon County Zoning Administrator, had no comments.

Steve Hall, Sangamon County Department of Public Health, had no comments.

Zeibert asked when the zoning would be approved, to which McLaughlin said June 19. He said this plan will proceed to City Council after the zoning has been approved.

Nate Bottom moved to approve the large scale development plan, subject to:

- (1) Moving the trees so they do not interfere with the inlets, flow, or the detention area;
- (2) Adding an accessible space sign detail to the plans;
- (3) Submitting the NOI and the SWPPP to Public Works, if not already done; and,
- (4) Obtaining the appropriate zoning relief from City Council.

Roleen Thoele seconded the motion and the vote was unanimous.